145.0	0010	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	682,200 / 682,200
					USE VALUE:	682,200 / 682,200
					ASSESSED:	682,200 / 682,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
715		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRENNAN RICHARD/ TRUSTEE &
Owner 2:	NAVICKAS SOPHIA/TRUSTEE
Owner 3:	ANTHONY COCONIDES TRUST 1999
Street 1:	56 JUNIPER RD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	COCONIDES ANTHONY -
Owner 2:	-
Street 1:	715 CONCORD TPKE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,487 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 2264 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5487.000	237,000	900	444,300	682,200
Total Card	0.126	237,000	900	444,300	682,200
Total Parcel	0.126	237,000	900	444,300	682,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.35 | /Parcel: 301.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 95676
GIS Ref:
GIS Ref:
Insp Date: 03/24/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0010-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,000	900	5,487.	444,300	682,200	682,200	Year End Roll	12/18/2019
2019	101	FV	197,300	900	5,487.	416,500	614,700	614,700	Year End Roll	1/3/2019
2018	101	FV	197,300	900	5,487.	344,300	542,500	542,500	Year End Roll	12/20/2017
2017	101	FV	197,300	900	5,487.	316,600	514,800	514,800	Year End Roll	1/3/2017
2016	101	FV	197,300	900	5,487.	288,800	487,000	487,000	Year End	1/4/2016
2015	101	FV	185,300	900	5,487.	283,200	469,400	469,400	Year End Roll	12/11/2014
2014	101	FV	183,800	900	5,487.	263,200	447,900	447,900	Year End Roll	12/16/2013
2013	101	FV	183,800	900	5,487.	250,500	435,200	435,200		12/13/2012

!11396!

PRINT

Date	Time
12/11/20	01:34:20

LAST REV

Date	Time
07/09/15	08:27:58

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11396

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COCONIDES ANTHO	64927-558		2/19/2015	Estate/Div		No	No		
COCONIDES LOUIS	59980-588		9/12/2012	Convenience	1	No	No		Anthony Coconides dod 5/3/2013
	9151-248		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	95676
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/6/2014	96	Redo Kit	8,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/12/2014	Info Fm Prmt	EMK	Ellen K
3/24/2009	Inspected	189	PATRIOT
1/13/2009	Measured	372	PATRIOT
11/1/2000	Inspected	264	PATRIOT
12/7/1999	Mailer Sent		
11/17/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5487		Sq. Ft.	Site		0	80.	1.01	9			Med. Tr	-5					444,305						444,300	

Total AC/HA: 0.12596 | Total SF/SM: 5487 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 444,305 | Spl Credit | Total: 444,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.27836621
Const Adj.:	1.00042176
Adj $ / SQ:	134.285
Other Features:	96294
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381662
Depreciation:	144650
Depreciated Total:	237012

COMMENTS

EST. BMT BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

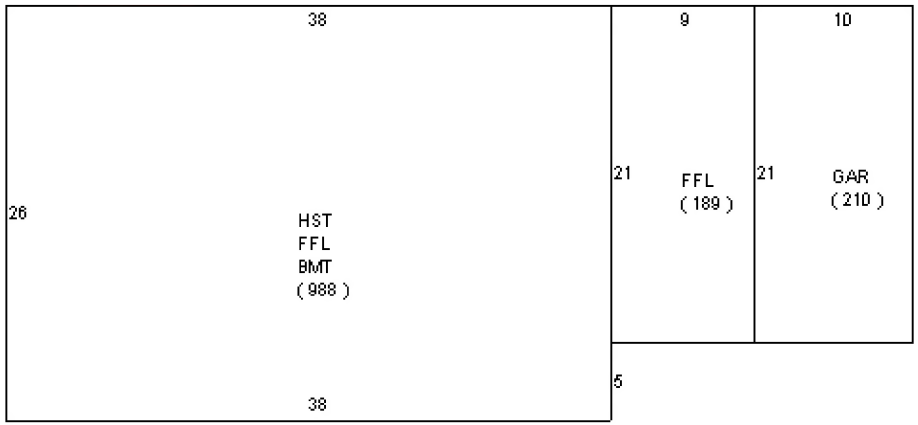
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.29
Special Features:	0	Val/Su Net:	82.61
Final Total:	237000	Val/Su SzAd	141.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,177	134.290	158,054
BMT	Basement	988	56.000	55,325
HST	Half Story	494	134.290	66,337
GAR	Garage	210	26.920	5,652

Net Sketched Area:	2,869	Total:	285,368
Size Ad	1671	Gross Are	3363	FinArea	2264
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0010-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	21X22	A	AV	1970	3.06	T	39.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900